



Department of Housing and Community Development DHCD (DB)

MISSION

The mission of the Department of Housing and Community Development (DHCD) is to create and preserve opportunities for affordable housing, promote economic development, and revitalize underserved communities in the District of Columbia.

SUMMARY OF SERVICES

DHCD focuses on three strategic areas: 1) preserving and increasing the supply of affordable housing through new construction and rehabilitation; 2) increasing homeownership opportunities; and 3) revitalizing neighborhoods, promoting community development, and providing economic opportunities. To help meet the housing needs of the city's low- to moderate-income residents, DHCD operates programs for individuals, developers and community groups. DHCD also ensures the preservation and maintenance of affordable rental housing by regulating building sales and conversions and by enforcing the Tenant Opportunity to Purchase Act (TOPA).

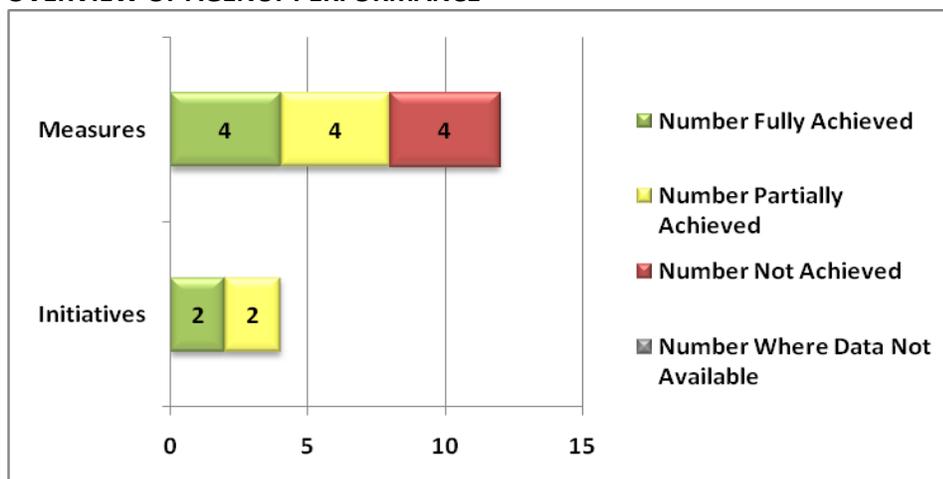
AGENCY OBJECTIVES

1. Enhance the production of quality affordable housing and homeownership opportunities at the project and household levels.
2. Preserve quality affordable housing and homeownership opportunities.
3. Increase economic opportunities for low and moderate income residents.

ACCOMPLISHMENTS

- ✓ Opened the Housing Resource Center in Ward 8. This public one stop shop for all DHCD housing services provides access to DCHousingSearch.org, a database for rental and homeownership.
- ✓ Auctioned nearly 30 District-owned vacant single and multi-family properties spanning 7 wards. The auction generated nearly \$4.85 million to invest in affordable housing programs.
- ✓ Targeted \$2.8 million in Neighborhood Stabilization Funds under the Housing and Economic Recovery Act of 2008, to create 58 units of affordable homeownership opportunities in Ivy City.

OVERVIEW OF AGENCY PERFORMANCE





Performance Initiatives – Assessment Details

Performance Assessment Key:

 Fully achieved  Partially achieved  Not achieved  Data not reported

OBJECTIVE 1: ENHANCE THE PRODUCTION OF QUALITY AFFORDABLE HOUSING AND HOMEOWNERSHIP OPPORTUNITIES AT THE PROJECT AND HOUSEHOLD LEVELS.

INITIATIVE 1.1: Coordinate and target resources to increase production of special needs housing.

 To date, the MOU between DCHD and DMH has produced financing for 248 special needs units, of the 300 total predicted. It is projected that the 300 total count will be achieved shortly. Additionally, the Community Builders Scattered site project has closed and produced 10 units, and DHCD has implemented a policy to target up to 75% of the District's annual allocation from 9% LIHTC to special needs projects.

INITIATIVE 1.2: Implement Green Design across all funding areas to ensure energy efficiency and sustainability in new developments.

 DHCD has expanded its implementation of the Green Building Act of 2006. As DHCD's 4th quarter numbers will represent, all projects entering the pipeline in FY 09 have met the Green Communities Criteria, or LEED at the Silver level, for residential and non-residential construction, as required by law. Further, DHCD does serve on the Green Building Advisory Council, and has coordinated with DDOE and nonprofit organizations to provide training opportunities and technical assistance to developers.

OBJECTIVE 2: PRESERVE QUALITY AFFORDABLE HOUSING AND HOMEOWNERSHIP OPPORTUNITIES.

INITIATIVE 2.1: Open new Housing Services Center in Ward 8.

 The enhanced Housing Service Center is fully functional and has been opened since July 2009, the time of build-out completion

OBJECTIVE 3: INCREASE ECONOMIC OPPORTUNITIES FOR LOW AND MODERATE INCOME RESIDENTS.

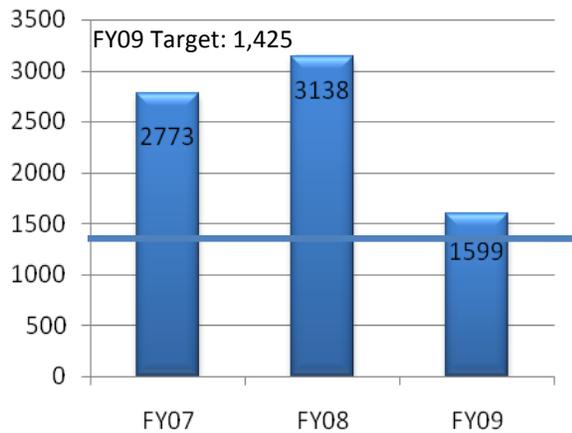
INITIATIVE 3.1: Partner with new building trades academy at Cardozo High School.

 DC Construction Trades Foundation and PADD have been negotiating the Disposition Agreement for the past year. There has been a slight indifference about the Foundation's ability to insure the students on the site. The only thing that that was accomplished during FY 09 was the execution of a Right of Entry for them to do feasibility studies; however, we are much closer to getting the disposition agreement executed this fall.



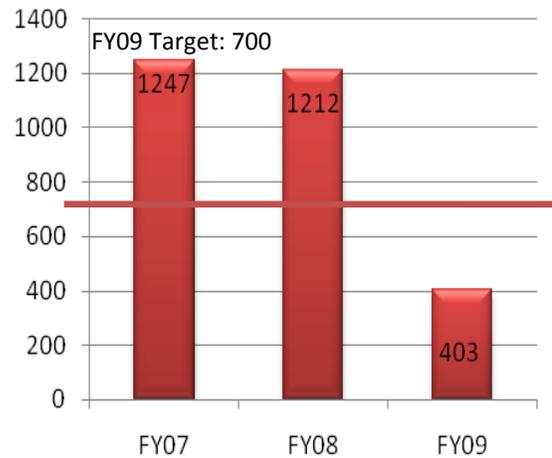
Key Performance Indicators – Highlights

From Objective 1: Total affordable housing units funded



FULLY ACHIEVED

From Objective 1: Total new ownership units and households funded



PARTIALLY ACHIEVED

More About These Indicators:

How did the agency's actions affect this indicator?

- Consists of each unit financed for acquisition, rehabilitation as well as lead multi-family and Home Purchase Assistance Program (HPAP) units.
- Focused on marketing of particular programs.
- Increased and held regular meetings for developers and constituents of programs.
- Adjusted allotments of loans and grants and used other resourceful methods to stretch financing.

What external factors influenced this indicator?

- Slowing real estate market and current economic crisis, increased awareness even more for

How did the agency's actions affect this indicator?

- The overall assistance for HPAP, per unit, was lowered, in order to stretch the appropriated funds, however, still resulting in the funding of 320 units, below the projected 425.

What external factors influenced this indicator?

- District was forced to make tough decisions by reducing local funding; the HPAP budget, specifically, was cut by \$11 million through the Council's first FY'09 gap closing plan
- The slowing real estate market and economic downturn caused a decrease in the demand for new ownership.
- Renewed focus on preservation of existing affordable housing.



Key Performance Indicators – Details

Performance Assessment Key:

● Fully achieved
 ● Partially achieved
 ● Not achieved
 ● Data not reported

	Measure Name	FY2008 YE Actual	FY2009 YE Target	FY2009 YE Actual	FY2009 YE Rating	Budget Program
●	1.1 Total Affordable Housing Units Funded	3138	1425	1599	112.21%	AFFORDABLE HOUSING/REAL ESTATE DEVE
●	1.2 Total Special Needs Housing Units Funded	373	175	147	84%	AFFORDABLE HOUSING/REAL ESTATE DEVE
●	1.3 Total New Ownership Units and Households Funded	1212	700	403	57.57%	AFFORDABLE HOUSING/REAL ESTATE DEVE
●	1.4 Number of First-time Homebuyers Funded by the Home Purchase Assistance Program (HPAP)	508	425	320	75.29%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
●	2.1 Total First Right Purchase Assistance Program (Tenant Purchase) Units Funded	292	150	59	39.33%	AFFORDABLE HOUSING/REAL ESTATE DEVE
●	2.2 Total Affordable Housing Units Rehabilitated	1990	900	789	87.67%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
●	2.3 Number of loans or grants by the Residential Rehab Program	142	75	339	452%	HOMEOWNERSHIP AND HOME REHAB ASSISTANCE
●	2.4 Percentage of Affordable Housing Units Completed or in Development that are Highly Sustainable and Meet the Green Communities Criteria	56	90	75%	83.33%	AFFORDABLE HOUSING/REAL ESTATE DEVE
●	2.5 Number of Tenant and Housing Provider Petitions Processed by the Rental	0	320	368	115%	HOUSING REGULATION ADMINISTRATION



	Accommodations Division (RAD)					
● 2.6	Number of Applications for Conversion Approved by the Rental Conversion and Sale Division (CASD)	0	100	60	60%	HOUSING REGULATION ADMINISTRATION
● 3.1	Number of Technical Assistance Services Provided to Small Businesses	3106	700	2113	301.86%	NEIGHBORHOOD INVESTMENT
● 3.2	Number of Storefront Facades Improved	45	90	32	35.56%	NEIGHBORHOOD INVESTMENT